065.0	0005	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	555,400 /	555,400
					USE VALUE:	555,400 /	555,400
					ASSESSED:	555,400 /	555,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON JAY &
Owner 2:	GALLAGHER STACEY
Owner 3:	
Street 1:	204 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERRARINI ELIZABETH M/ESTATE -
Owner 2:	-
Street 1:	204 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,610 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6610.000	165,900		389,500	555,400
Total Card	0.152	165,900		389,500	555,400
Total Parcel	0.152	165,900		389,500	555,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 593.38 | /Parcel: 593.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41957
GIS Ref:
GIS Ref:
Insp Date: 06/11/09

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0005-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	165,900	0	6,610.	389,500	555,400	555,400	Year End Roll	12/18/2019
2019	101	FV	156,600	0	6,610.	361,700	518,300	518,300	Year End Roll	1/3/2019
2018	101	FV	156,600	0	6,610.	361,700	518,300	518,300	Year End Roll	12/20/2017
2017	101	FV	156,600	0	6,610.	317,200	473,800	473,800	Year End Roll	1/3/2017
2016	101	FV	156,600	0	6,610.	289,400	446,000	446,000	Year End	1/4/2016
2015	101	FV	147,300	0	6,610.	256,000	403,300	403,300	Year End Roll	12/11/2014
2014	101	FV	147,300	0	6,610.	242,100	389,400	389,400	Year End Roll	12/16/2013
2013	101	FV	147,300	0	6,610.	230,400	377,700	377,700		12/13/2012

!5632!

PRINT

Date	Time
12/10/20	20:29:35

LAST REV

Date	Time
03/02/19	13:51:49
apro	
5632	

USER DEFINED

Prior Id # 1:	41957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRARINI ELIZA	62120-359		6/27/2013		440,000	No	No		
FERRARINI ALICE	39330-124		5/27/2003	Family		No	No		ELIZABETH M. FERRARINI D.O.D. 9/30/2012.
FERRARINI BRUNO	21891-460		3/30/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2018	1052	Add Bath	52,916	O				
4/4/2018	355	Dormers	49,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
4/25/2000	Inspected	263	PATRIOT
4/19/2000	Entry Denied	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6610		Sq. Ft.	Site		0	70.	0.84	12			Med. Tr	-10					389,529						389,500	

Total AC/HA: 0.15174 | Total SF/SM: 6610 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,529 | Spl Credit | Total: 389,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	white		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	240465
Depreciation:	74544
Depreciated Total:	165921

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB		

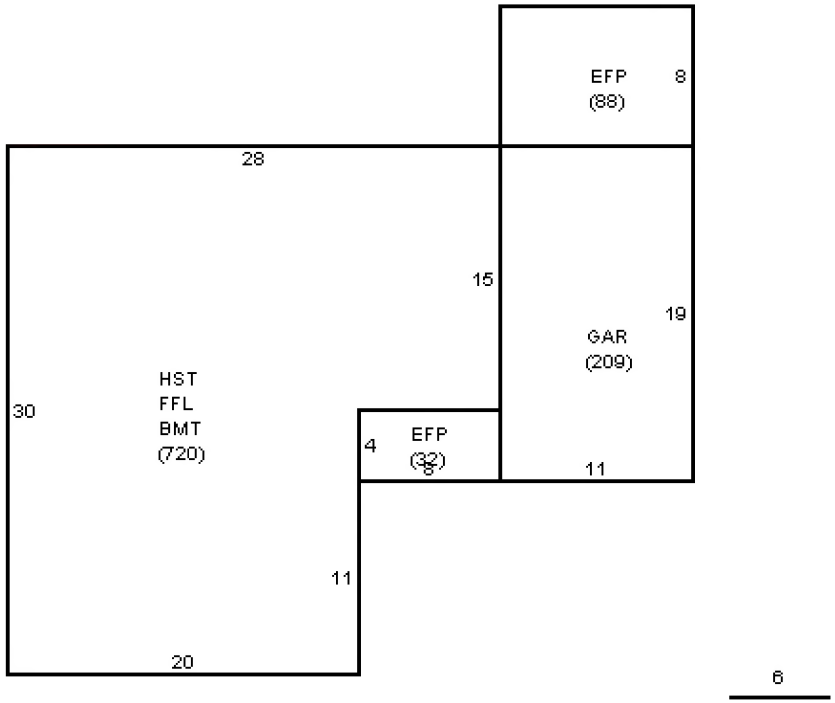
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	86.72
Final Total:	165900	Val/Su SzAd	153.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	141.740	102,050
BMT	Basement	504	42.520	21,430
HST	Half Story	360	119.060	42,861
GAR	Garage	209	26.960	5,634
EFP	Enclos Porch	120	49.910	5,989
	Net Sketched Area:	1,913	Total:	177,964
Size Ad	1080	Gross Are	2489	FinArea 936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	70				
HST	100	UNF	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc